

PROCEEDING REGISTER



CO-OPERATIVE U.P. HOUSING SOCIETY LTD.

90th meeting of the Managing Committee of the Janaki CGHS Ltd. was held on 30th May 2021 at 11.00 hrs. Owing to the current COVID-19 pandemic, the meeting was conducted through Video Call on Google Meet platform. The below honourable members were present in the scheduled MC Meeting:

1. Shri Mithilesh Kumar Jha, President
2. Shri Kamlesh Kumar Jha, Vice-President
3. Shri Rajiv Kumar, Hony. Secretary
4. Shri Shyam Chandra Jha, Treasurer
5. Shri Om Prakash Pandey, Joint Secretary
6. Shri D. N. Jha, Member
7. Shri Pankaj Jha, MC Member
8. Smt. Nutan Thakur, MC Member

Deliberations on agenda points:

Agenda 1: Review of painting work:

Hony. Secretary informed that presently painting work is on hold due to complaints from a few residents for not wearing masks by painters. Since we had several COVID cases in the Society, contractor was directed on 4th May to stop the work and vacate the site. In the meantime on 7th May 2021 contractor requested release of Rs. 8 lakh as emergency fund. After taking approval of members through whatsapp, Rs. 5 lakh was released. It was further informed that Rs. 24 lakh (including 5 lakh paid on 11th May) has been released till date against their bill for Rs. 26,82,140 under the painting work head.

MC approved release of adhoc payment of Rs. 5 lakh on 11th May 2021 and requested Hony. Secretary to discuss with the contractor to resume the work as per Govt. guidelines.

Agenda 2: Action on representation mail received from M/s SP Repcon on release of retention Money.

Hony. Secretary informed that SP Repcon on 24th May 2021 has sent a reminder mail to release Rs. 13,22,176 which is kept on hold by Society. As approved by AGBM on 21st March 2021, the entire documents have already been shared with the Committee members on 14th April 2021 to take final decision. So far no response or any direction has been received from the Committee.

MC suggested Hony. Secretary to send reminder to Committee members to take decision at the earliest.

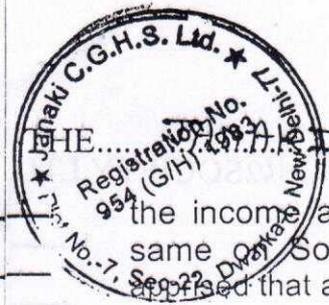
Agenda 3: Income & Expenditure for April 2021

Income and Expenditure statement for the month of April 2021 under general maintenance was presented by treasurer. He read out expenditure incurred under each head of General Maintenance of the Society. The MC approved

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the income and expenditure for April 2021 and requested to display the same on Society notice board and on Society website. MC was further apprised that as on 28 May 2021, Rs. 22,37,423 due from members.

MC was further apprised that due to merger of Canara bank and the current Pandemic, Society was unable to deposit TDS on time. DN Jha ji and treasurer were suggested to find a viable solution.

MC requested Hony. Secretary to approach RCS to find out panel of Auditor to Audit Society accounts for 2020-21

Agenda 4: Renewal of AMC of lift

MC was apprised that the AMC contract of M/s Omex Lift was completed on 30th April. Last year we paid Rs. 1650 plus GST per lift per month. The vendor has submitted a request to renew the AMC at an enhanced rate of Rs. 2000 plus GST per lift per month (about 20% hike sought). MC noted that we have a non comprehensive AMC and charges for all replaced parts are being paid separately. Only charges for oil covered under AMC.

Accordingly, MC agreed 10% hike on existing AMC and approved to renew non comprehensive Lift AMC contract of M/s Omex Lift @ Rs. 1800 plus GST per lift per month for total 8 lifts w.e.f 1st May 2021 for next 12 months.

MC further requested Shri Narendra Jha to work out specifications for inviting bids for modernization of all 8 lifts, as suggested by the last AGBM held in March 2021.

Agenda 5: Renewal of Building Insurance

MC was apprised that present Building insurance policy of Bajaj Allianz will expire on 14th July 2021 and we need to renew. Last year Rs. 1,10,000 was paid as premium to cover insurance Rs. 20.62 crore (Building, lifts, transformer, generator and water plant). MC requested Hony. Secretary to seek quotations from three insurance agencies with the same insured value and same terms. Approval of MC may be obtained through circulation and reported to subsequent MC meeting.

Agenda 6: AMC of Boom Barrier and CCTV

Hony. Secretary informed that the AMC of CCTV system is already due from 1st April and for the boom barrier it will be due from 1st June 2021. These systems are being maintained by M/s Radiant Infratel. Last year they charged Rs. 14,000 plus GST non comprehensive AMC for boom barrier and for current year they have sought 10% hike. Similarly for CCTV they have proposed Rs. 22,500 for comprehensive and Rs. 12000 for non comprehensive AMC. Performance of the vendor is satisfactory.

Accordingly, MC approved the award of comprehensive AMC of CCTV system at Rs. 20,000 plus GST w.e.f 1st April 2021 and non comprehensive AMC of boom barrier at Rs. 15,000 plus GST w.e.f 1st June 2021 for one year.

Hony Secretary
Janaki C.G.H.S. Ltd.

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Agenda 7: Any other emergent issue with the permission of the Chair.

(i) President enquired about status of response from RCS on joint membership application of Mr. Jay Mehar Singh, flat 311. MC members noted that since so far no reply has been received from RCS on Society communication dated 21st February, 2021, a reminder letter should be sent to RCS.

(ii) MC was apprised that maintenance of two Rain Harvesting pits and submission of certificate to Delhi Jal Board is due. Since beginning maintenance work is being undertaken by M/s Rachna Waterwell Engineers. Last year they charged Rs. 13500 plus GST. This year they have submitted a quote for Rs. 15000 plus GST. Consumables like sand and filters will be charged extra.

MC approved maintenance of rainwater pits by M/s Rachna Waterwell Engineers. Hony. The Secretary was authorised to discuss and bring down costs as last year.

In addition MC felt need to clean the stormwater lines and replace the broken drainage cover. MC approved estimated cost of around Rs. 40,000 to 50,000 and suggested to get work completed before monsoon to commence.

(iii) Amul Milk Parlor: MC noted that following meeting on 4th April 2021 on non payment of dues to Society since December 2020, electricity charges Rs. 10,767 for the period of October 2020 to April 2021 has been paid on 24.05.2021 vide HDFC cheque No. 000010, but rent for the period of December 2020 to May 2021 (Six months) has not been paid. A notice dated 29th May 2021 has been served. Mr. Om Prakash has been directed to clear dues by 15th June and give written confirmation on his intention to continue operating milk parlor beyond 30th June..

(iv) On vaccination to all Society staff, MC agreed to encourage staff to take jab as soon as possible.

(v) MC noted that a water charges bill has been received from DJB for Rs. 64,620. Bill has been raised on adhoc basis without taking actual reading. Hony. Secretary was requested to write a protest letter to the Jal Board for rectification and revised the bill based on actual readings.

(vi) Update on COVID and management strategy. Covid management strategy was appreciated by members. It was agreed to continue the efforts of the MC to contain the spread in the Society.

The meeting ended with a vote of thanks to the chair.

President
Janaki C.G.H.S. Ltd.
Honey Secretary
Janaki C.G.H.S. Ltd.